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Perry Peterson, *Vice-Chair*
Mary Lou Johnson
Bob Marshall, Jr.
Joe Sammut
Robert Schindler
Mark Tobin**COMMUNITY DEVELOPMENT DEPARTMENT****PLANNING COMMISSION AGENDA**Tuesday January 21, 2003
San Bruno Senior Center
1555 Crystal Springs Road
7:00 p.m. to 11:15 p.m.**Roll Call****Pledge of Allegiance**

1. **Approval of Minutes** January 7, 2003
2. **Communications**
3. **Public Comment**

Actions ↓

4.	Tanforan Shopping Center (AR-02-04, DA-02-01, PDP-02-01). <u>Environmental Determination:</u> Environmental Impact Report Addendum <u>Zoning:</u> PD (Planned Development)	Request for an architectural review permit, development agreement, planned development permit, and EIR addendum to allow a major remodel of the Shops at Tanforan (Tanforan Park Shopping Center); per Chapter 12.108 and Section 12.96.190 of the San Bruno Zoning Ordinance; Altoon + Porter, architects; Tanforan Park Shopping Center, LLC, owner/applicant; AR-02-04, DA-02-01, PDP-02-01.	
5.	1640 Crestwood Drive (UP-02-51) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-1 (Single-Family Residential)	Request for a Use Permit for a 1,044 square foot, first and second story addition to an existing one story residence which is a greater than 50% expansion of the existing floor area, per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance – Santos Kumar, owner & applicant - UP-02-51	
6.	181 Balboa Way (UP-02-66) <u>Environmental Determination:</u>	Request for a Use Permit & Minor Modification Permit for a 1,912 square foot, first and second story addition, which is a greater than 50% expansion of the existing floor area, proposes 4' sideyard setbacks, proposes a FAR greater than .55,	

	<p>Categorical Exemption</p> <p><u>Zoning:</u> R-1 (Single-Family Residential)</p>	<p>proposes greater than 44% lot coverage, and exceeds 2,800 sq. ft. in gross floor area with only two covered spaces per Sections 12.200.030.B.1, 12.200.030.B.2, 12.200.030.B.3, 12.200.080.A.3, & 12.120.010.B of the San Bruno Zoning Ordinance – Jerry & Eva Paulina, (applicant, owner) UP-02-66</p>	
7.	<p>2960 Muirfield Drive (UP –02-70)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R1 (Single Family Residential)</p>	<p>Request for a Use Permit to allow construction of an addition that would be a greater than 50% expansion of the existing floor area, and would have a floor area ratio of .58 where .55 is the standard, per Sections 12.200.030.B.1 and 12.200.030.B.2 of the San Bruno Zoning Ordinance – Mr. and Mrs. Michael Canellos, owners; Ken Ibarra, architect - UP-02-70.</p>	
8.	<p>632 Third Avenue (UP-02-71, MM-02-09)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-1 (Single-Family Residential)</p>	<p>Request for a Use Permit and Minor Modification to allow construction of an addition that would be a greater than 50% expansion of the existing floor area, would have garage area exceeding 600 square feet, and would have a side yard setback of three feet where five feet is the standard, per Sections 12.200.080.B, 12.200.030.B.1, and 12.96.060.D.5, and 12.120.010.B of the San Bruno Zoning Ordinance – Wade Philips, owner/applicant; Luis Barbosa, designer - UP-02-71, MM-02-09.</p>	
9.	<p>2461 Toyon Way (UP –02-73)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R1 (Single Family Residential)</p>	<p>Request for a Use Permit to allow construction of an addition that would be a greater than 50% expansion of the existing floor area, would have a lot coverage of 46% and would have a floor area ratio of .62 where .55 is the standard, per Sections 12.200.030.B.1, 12.200.030.B.2, and 12.200.030.B.3 of the San Bruno Zoning Ordinance – Donald Tonge, owner; Ken Ibarra, architect - UP-02-73.</p>	
10.	<p>720 Cedar Avenue (UP-02-35)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-1 (Single-Family Residential)</p>	<p>Request for a Use Permit for a 1,312 square foot, two-story addition to an existing dwelling which is a greater than 50% expansion of the existing floor area; per Sections 12.200.030.B.1; of the San Bruno Zoning Ordinance – Dunlap Design, applicant; Mr. and Mrs. Tinkham, owners - UP-02-35.</p>	
11.	<p>424 Milton Avenue (UP-02-64)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-2 (Low Density Residential)</p>	<p>Request for a Use Permit to allow construction of an addition to a single-family residence that would exceed the allowable floor area ratio, and would exceed 1825 square feet with a one car garage; per Sections 12.200.030.B.2, & 12.200.080.A.2, 12.200.050 of the San Bruno Zoning Ordinance – Connie Yeung (applicant), Tracy Mok (Owner) UP-02-64</p>	

12. City Staff Discussion	• Select members for February ARC meeting	
13. Planning Commission Discussion		
14. Adjournment		

Note: If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.